SAI GON VI NA LAND JOINT STOCK COMPANY	**SOCIALIST REPUBLIC OF VIETNAM Independence – Freedom – Happiness**
No. 812/NQ-LSG.HĐQT	*Ho Chi Minh City, November 13, 2026*

RESOLUTION

On approval of the Detailed Plan for Use of Proceeds from the Public Offering of Additional Shares to Existing Shareholders

BOARD OF DIRECTORS

SAI GON VI NA LAND JOINT STOCK COMPANY

Pursuant to the Law on Enterprises No. 59/2020/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on June 17, 2020, as amended and supplemented by Law No. 03/2022/QH15 dated January 11, 2022 and Law No. 76/2025/QH15 dated June 17, 2025 (the "Law on Enterprises");

Pursuant to the Law on Securities No. 54/2019/QH14 passed by the National Assembly of the Socialist Republic of Vietnam on November 26, 2019, as amended and supplemented by Law No. 56/2024/QH15 dated November 29, 2024 (the "Law on Securities");

Pursuant to Decree No. 155/2020/NĐ-CP dated December 31, 2020 of the Government detailing the implementation of a number of articles of the Law on Securities ("Decree 155"), as amended and supplemented by Decree No. 245/2025/NĐ-CP dated September 11, 2025 ("Decree 245");

Pursuant to Circular No. 118/2020/TT-BTC dated December 31, 2020 of the Ministry of Finance guiding a number of contents regarding securities offering and issuance, public tender offers, share buybacks, registration of public companies, and cancellation of public company status ("Circular 118"), as amended and supplemented by Circular No. 115/2025/TT-BTC dated December 15, 2025 ("Circular 115");

Pursuant to the Charter of Sai Gon Vi Na Land Joint Stock Company (the "Company");

Pursuant to Resolution No. 645/NQ-LSG.ĐHĐCĐ dated September 7, 2026 of the General Meeting of Shareholders of the Company ("Resolution No. 645/NQ-LSG.ĐHĐCĐ");

Signature Not Verified
Ký bởi: CÔNG TY CỔ PHẦN BẤT ĐỘNG SẢN SÀI GÒN VI NA
Ký ngày: 13/11/2026 15:11:17

Pursuant to Proposal No. 605/TTr-LSG.HĐQT dated August 14, 2026 of the Board of Directors of the Company on approving the amendments to the plan for the public offering of additional shares to existing shareholders ("Proposal No. 605/TTr-LSG.HĐQT");

Pursuant to Proposal No. 809/TTr-LSG.TCKT dated November 13, 2026 of the General Director on the consolidation of votes on the approval of the Detailed Plan for Use of Proceeds from the Public Offering of Additional Shares to Existing Shareholders,

RESOLVES:

Article 1. To approve the Detailed Plan for Use of the Proceeds expected to be received from the public offering of additional shares to existing shareholders.

The total expected proceeds from the offering are VND 1,650,000,000,000 (One trillion six hundred and fifty billion Vietnamdong). The Company has prepared the detailed plan for use of proceeds as follows:

No.	Use of Proceeds	Amount (VND billion)	Expected Disbursement Period
1	Investment in the development of the Dragon Riverside City Project (*)	1,500	2026-2030
	Land use levy, land rent and other land-related costs (Estimated)	719	2026–2027
	Construction costs (Estimated)	781	2027–2030
2	Supplementation of working capital (**)	150	2026-2027
	Selling and marketing expenses and distribution commissions	125	2026–2027
	General and administrative expenses	25	2026–2027
Total		**1,650**	

(*) The allocation and use of the above funds are expected to be carried out in accordance with the actual implementation progress of the Project, the payment requirements for each item, and applicable laws. The amount allocated for land-related financial obligations is an estimate and does not represent the official amount determined by the competent authorities. Upon

receipt of official decisions or notices, the Company shall reconcile the land use levy provisionally paid in the amount of VND 262.3 billion and any amounts eligible for deduction or offset in accordance with applicable regulations to determine the outstanding amount payable.

(**) The above working capital expenses are estimated based on the funding requirements for the Company's business operations. The funds shall be used in accordance with actual needs as they arise and the Company's operating plan.

- In the event that completion of the offering occurs later than the payment schedule under the plan for use of proceeds approved by the General Meeting of Shareholders/Board of Directors, the Board of Directors of the Company shall use other funds of the Company to fulfill the payment obligations under the aforesaid plan for use of proceeds, and shall subsequently use the proceeds from the offering to reimburse the due payment obligations arising from the use of such other funds, thereby ensuring that the proceeds raised from the offering are used for their originally approved purposes.

- Pending disbursement to implement the aforesaid plans for use of proceeds, the Company may place temporarily idle funds in term or demand deposits with commercial banks to earn interest, while ensuring capital preservation and consistency with the actual disbursement schedule under the use-of-proceeds plan.

Article 2. Depending on the actual circumstances at the time of completion of the offering, the Board of Directors shall balance and allocate the proceeds in a manner consistent with the approved purposes of use, so as to ensure compliance with applicable laws and maximize the interests of the shareholders of Sai Gon Vi Na Land Joint Stock Company.

Article 3. To assign the General Director (the Legal Representative of the Company) to take responsibility for organizing the implementation of the tasks set out in the detailed plan under this Resolution.

Article 4. Effectiveness

This Resolution takes effect from the date of signing and supersedes Resolution No. 751/NQ-LSG.HĐQT dated October 19, 2026 of the Board of Directors. Members of the Board of Directors, the Board of General Directors, and relevant departments, units and individuals of Sai Gon Vi Na Land Joint Stock

Company are responsible for implementing this Resolution./.

Recipients:
- As stated in Article 4;
- BOD; Head of Supervisory Board;
- Archive: VT, TK, BP.TCKT (Nhơn).

ON BEHALF OF THE BOARD OF DIRECTORS
CHAIRMAN

M.S.D.N: 0305316946 C.T.C.P. CÔNG TY CỔ PHẦN BẤT ĐỘNG SẢN SÀI GÒN VI NA QUẬN 5 - TP. HỒ CHÍ MINH

Nguyễn Quang Hiển